

MULTIPLE DWELLING PROJECT ANALYSIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING

Property Address:_____ Date:_____

Project Name:_____ Date of Plans:_____

Zoning Classification:_____

	Required Ratios by Ordinance	Computed Ratios
Floor Area Ratio	FAR =	
Open Space Ratio	OSR =	
Livability Space Ratio	LSR=	
Major Livability Space Ratio	MLSR=	
Total Car Ratio	TCR=	
What to Determine	How to determine it	Determination
Floor Area – FA	From Plans	FA
Land Area – LA	From Plans in square feet	LA
Floor Area Ratio – FAR	FA / LA	FAR
Building Area – BA	From Plans	BA
Usable Roof Areas – URA	From Plans	URA
Uncovered Open Space – UOS	LA-BA+URA	UOS
Covered Open Space – COS	From Plans	COS
Open Space – OS	UOS + ½ COS	OS
Open Space Ratio – OSR	OS / FA	OSR
Car Area – CA	From Plans	CA
Livability Space – LS	OS – CA	LS
Livability Space Ratio – LSR	LS / FA	LSR
Major Livability Space – MLS	From Plans	MLS
Major Livability Space Ratio – MLSR	MLS / FA	MLSR
Number of Dwelling Units – DU	From Plans	DU
Number of Parking Spaces – PS	From Plans	PS
Total Car Ratio – TCR	PS / DU	TCR
Gross Density – GD	DU / (LA / 43,560)	GD

18. **BUILDABLE AREA** The area of a lot remaining after the minimum yard and open space requirements of the applicable zoning ordinance(s) have been met. (See Diagram B).
19. **BUILDING** Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or property of any kind, having an enclosed space and a permanent roof supported by columns or walls.
20. **BUILDING AREA** The total ground area, within the lot or project, covered by the primary structure plus garages, carports and other accessory structures which are greater than eighteen (18) inches above grade level, excluding fences and walls not attached in any way to the roof (See Diagram B).
62. **FINISHED FLOOR AREA** That portion of floor area constructed, completed and usable for living purposes with normal living facilities which includes sleeping, dining, cooking, sanitary, or combination thereof. A floor area or portion thereof used only for storage purposes and not equipped with the facilities previously identified shall not be considered finished floor area.
63. **FLOOR AREA** For one- and two-family dwelling units, the sum of all horizontal surface areas of all floors of all roofed portions of a building enclosed by and within the surrounding exterior walls or roofs, or the center line(s) of party walls separating such buildings or portions thereof. The floor area of a building shall exclude all areas with a vertical height clearance less than seventy-eight (78) inches, exterior open balconies, and open porches.
- For attached or detached multifamily dwelling(s), the sum of all horizontal surface areas of all floors of all roofed portions of all buildings enclosed by and within the surrounding exterior walls or roofs, or the center line(s) of party walls separating such buildings or portions thereof.
- However, this does not include the following:
- a. all areas with a vertical height clearance less than seventy-eight (78) inches;
 - b. all exterior open balconies, and open porches;
 - c. floor or basement floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space;
 - d. floor or basement floor area provided for recreational uses, available to occupants of two or more living units within a project; or
 - e. basement floor area provided for storage facilities, allocated to serve individual living units within a project.
64. **FLOOR AREA RATIO (FAR)** The aggregate Floor Area of all stories of all buildings within the project divided by the land area.

77. **GROUND FLOOR** That story which contains finished floor area closest to but not below grade level. In cases in which the only story with finished floor area is below grade level, that story with finished floor area closest to grade level shall be considered the ground floor.
90. **LAND AREA** The total horizontal area within the project boundaries, plus the area of half of any abutting alley or street rights-of-way.
94. **LIVABILITY SPACE** The Open Space minus the Vehicle Area within the Open Space.
95. **LIVABILITY SPACE RATIO(LSR)** The Livability Space divided by the Floor Area.
98. **LOT AREA** The area of a horizontal plane bounded on all sides by the front, rear, and side lot lines that is available for use or development and does not include any area lying within the right-of-way of any public or private street, alley, or easement for surface access (ingress or egress) into the subject lot or adjoining lots.
106. **MAIN FLOOR AREA** The area of a horizontal plane full bound by the exterior walls of the primary building or structure of the floor surface at or above grade level exclusive of vent shafts, decks, garages, uncovered or covered open space.
107. **MAJOR LIVABILITY SPACE** The total area in a project provided for outdoor recreation, relaxation, amusement, pleasure and for similar use within the project, which area may or may not be improved; however, all livability space countable for purposes of computing the Major Livability Space Ratio shall be at least twenty (20) feet away from any ground floor residential wall containing one or more windows and shall have a minimum linear dimension averaging eighty (80) feet, except than an area of lesser dimension is countable if:
- a. the total required Major Livability Space is less than 6,400 square feet, or
 - b. the shape or topography of the site alone prevents compliance with the minimum dimensions.
108. **MAJOR LIVABILITY SPACE RATIO (MLSR)** The total Major Livability space of countable size divided by the aggregate Floor Area.
120. **OPEN PORCH** An unenclosed structure, open to the sky, supported from the ground and attached to or a part of a building at the area of entrance or exit to said building facilitating access to said building from the ground.
121. **OPEN SPACE** The total horizontal area of all Uncovered Open Space plus one-half of the total horizontal area of all Covered Open Space.

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| 122. | OPEN SPACE, COVERED | All exterior space within the project, which is open and exposed to the weather, but not open above to the sky. It includes porches, carports, covered exterior balconies and exterior spaces covered by portions of buildings. |
| 123. | OPEN SPACE, UNCOVERED | In D-6, D-6II, D-7, D-8, D-9, D-10 and D-11 Districts: The Land Area, minus the Building Area, plus the Usable Roof Area. In D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II and D-12 Districts; and D-8 Single- and Two-Family Dwellings: The Lot Area, minus the Building Area. |
| 124. | OPEN SPACE RATIO | The Open Space divided by the Floor Area. |
| 125. | PARKING AREA | An area of paving other than an open exhibition or display area, not inclusive of interior access drives, driveways, interior access driveways and access drives intended for the temporary storage of automotive vehicles including parking spaces and the area of access for the parking spaces and the area of access for the egress/ingress of automotive vehicles to and from the actual parking space. (See Diagram B). |
| 126. | PARKING SPACE | An off-street portion of the parking area, which shall be used only for the temporary placement of an operable vehicle. (See Diagram B). |
| 127. | PART-TIME | A period of at least 25% less than a regular or customarily full schedule of a specific activity, such as employment. |
| 128. | PARTIAL CONTROL OF ACCESS | The condition where the right of the owner(s) or occupant(s) of abutting property(ies), or of other persons, to access said property(ies), including the location and connection with public streets, is controlled by public authority. Partial control of access gives preference to through vehicular traffic movement to a degree that, in addition to access connections with selected public streets, there may be crossings at grade and some driveway connections. |
| 129. | PATIO | A hardsurfaced area accessory to the primary structure or use of which the horizontal area is at grade level with at least one (1) side open to the weather and essentially unobstructed to the sky. This area is specifically designed and intended for the recreational enjoyment of the occupants and guests of the primary structure or use and not designed or intended for use by automotive vehicles. (See also Deck). |
| 130. | PATIO, COVERED | A hardsurfaced area accessory to the primary structure or use of which the horizontal area is at grade level with at least one (1) side open to the weather and permanently roofed or similarly covered. This area is specifically designed and intended for the recreational enjoyment of the occupants and guests of the primary structure or use and not designed or intended for use by automotive vehicles. |

138.	PORCH	A roofed structure with at least one side exposed to the weather, supported from the ground and attached to all or part of a building at the area of entrance or exit to said building.
189.	TOTAL CAR RATIO (TCR)	The total number of parking spaces divided by the number of dwelling units.
190.	TOTAL FLOOR AREA	The aggregate floor area of all stories of the primary buildings or structures.
194.	UNCOVERED OPEN SPACE	<p>In D-6, D-6II, D-7, D-8, D-9, D-10, D-11 and D-12 Districts: The Land Area, minus the Building Area, plus the Usable Roof Area.</p> <p>In D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8, and D-12 Districts: The Lot Area, minus the Building Area.</p>
197.	USABLE ROOF AREA	The total roof area, within the project or residential buildings, garages and accessory buildings which has been improved for outdoor uses of occupants. Roof areas used for the storage or automotive vehicles are included.
198.	VEHICLE AREA	Uncovered or covered area used for vehicular traffic, maneuvering and parking. Included are all parking areas, driveways, interior access drives and rights-of-way of all streets and alleys within the project, plus the area of half of any abutting alley or street rights-of-way.